

February 1, 2008, March 20, 2008, December 2, 2009

New comments in italics

MEMORANDUM

TO: Members of Board of County Commissioners

FROM: Annette G. Montgomery, Chair, Development Review Committee/Durham
Open Space and Trails Commission

Case Z0800003

Name: 751 Assemblage

Background note: The northern third of this assemblage is within a Durham County Inventory location known as **Stagecoach Road Bottomlands, Site A-5**. The site is a highly significant, rich avian community, including 9 species of Neotropical warblers that nest here. Five large species – hawks, owls and woodpeckers are found utilizing the large trees for nesting holes. A conservation effort should be to preserve wider upland buffers for wildlife in addition to protection for the Jordan Lake watershed. The uplands are vital as sanctuary area for the wildlife as flooding inundates this Inventory site from slope to slope.

Additionally, from Jordan Lake Army Corps of Engineers (ACE)
Stagecoach Road Seep, Site 14

Contains one of the most mature canopies of any site at Jordan Lake.
Plant Communities: Low Elevation Seep: Virginia Chain Fern and Pointed-leaf Tick Trefoil, both regionally rare. Mesic Mixed Hardwood Forest, Floodplain Variant: Willow Oak, Swamp Chestnut Oak, Lewis Heartleaf. Basic Mesic Forest: Southern Sugar Maple, Painted Buckeye.

This site has been proposed as a registered Natural Heritage site.

Identify this boundary area on the plan. It appears that the area covers Phase 1 and portions of Phase 2 and incorporates the possible school site with ball fields etc.

The Development Review Committee reviewed the project referenced above at its regular meeting. Based upon our review, we recommend the following conditions/committed elements:

- The applicant is requesting a MU (D) and RR (D) designation. However, the plan is not scaled, indicating less than full commitment for the site plan. We feel that NO approval as a “D” can be rendered to a largely illustrative proposal; *Clarify those elements that are committed verses illustrative.*

- All wetlands including 25' buffers and required stream buffers must be identified on the site; *Even though internal to the stream buffers this should be done.*
- Mass grading to be permitted ONLY as each Phase is developed with a desire that "pods" retain a natural vegetated fringe; there are a number of large oaks on site which should be protected.

The applicant indicates that these are being protected however we note that the Tree Coverage and Open Space locations are not Committed Elements which means that locations and protected areas as shown on this plan can vary accordingly at time of site plan approval. This is of importance early in the rezoning phase of this property because there are a number of large trees on the site and the site is being mass graded The location and types of open space and tree save areas dictate what can and will be preserved where. We recommend that the applicant designate those areas of commitment as Committed Elements for Tree Coverage and/or Open Space.

For such an environmentally sensitive site little consideration has been given to protection of open space and tree coverage. We recommend more tree coverage and open space than what the applicant has provided.

- *(See comment above) We note that the tree coverage and open space locations are not committed. Some of the tree coverage areas as indicated conflict with detention/retention areas our initial comment concerning open space on the plan is to clarify those areas that will remain permanently undisturbed; again, please clarify as Committed Elements the areas for Tree Coverage and/or Open Space.*
- Are there any historic structures on the site? if so consideration should be given to their preservation.

Clarification of the 250' buffer from normal pool is required; a 200' flood fringe offset has been shown? *The 200' flood fringe should be removed from the plan it is confusing and is not necessary.*

- With 55% impervious surface, clarify how storm water will be retained and managed on site; *We still have concerns about this and want to be assured through various commitments that storm water will be handled with methods that facilitate Low Impact Designs. In addition, the locations of possible ball fields turnarounds for some of the pods, extra stream crossings and construction adjacent to steep slopes will all add to the additional impervious and runoff after mass grading the site. These areas that are environmentally sensitive will be impacted.*
- Recommend, at minimum, a street tree line at the play fields and any other safety features appropriate to control movement of children. Shett DO-P.2.0
- Recommend elimination of road crossing the stream (section I sheet DP-2.1) as well as several units on the north side of Phase III/Element K sheet D0P-2.0.

(Now known as Phase 6 on the western side) and the access to Phase 8 element H could be pulled back, out of the F/J-A. We still find the Phase 3 tract 2 second stream crossing so close to the F/J-A with so few units off the road unnecessary.

- Recommend moving possible residential structures away from the steep slopes in Phase I, element G sheet DP-2.1. *(now known as phase 6 element G) This continues to be a concern.*

Thank you for your consideration.